008.0	0002	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,468,400 / 1,468,400
					USE VALUE:	1,468,400 / 1,468,400
					ASSESSED:	1,468,400 / 1,468,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ELMHURST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOGDAN JAMES M & LAURIE
Owner 2:	
Owner 3:	
Street 1:	22 ELMHURST ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITTINGTON HEATHER -
Owner 2:	-
Street 1:	22 ELMHURST ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .368 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 3990 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16044.000	739,800	7,500	721,100	1,468,400
Total Card	0.368	739,800	7,500	721,100	1,468,400
Total Parcel	0.368	739,800	7,500	721,100	1,468,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.99 /Parcel: 367.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7254

GIS Ref

GIS Ref

Insp Date 12/02/17

!780!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	739,800	7500	16,044.	721,100	1,468,400		Year end	12/23/2021
2021	101	FV	716,700	7500	16,044.	721,100	1,445,300		Year End Roll	12/10/2020
2020	101	FV	716,500	7500	16,044.	721,100	1,445,100	1,445,100	Year End Roll	12/18/2019
2019	101	FV	521,500	7600	16,044.	766,100	1,295,200	1,295,200	Year End Roll	1/3/2019
2018	101	FV	539,000	7600	16,044.	558,800	1,105,400	1,105,400	Year End Roll	12/20/2017
2017	101	FV	539,000	7600	16,044.	486,700	1,033,300	1,033,300	Year End Roll	1/3/2017
2016	101	FV	364,100	7600	16,044.	414,600	786,300	786,300	Year End	1/4/2016
2015	101	FV	343,400	7700	16,044.	405,600	756,700	756,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:00:20

LAST REV

Date	Time
12/09/19	10:30:01
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 780

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITTINGTON HEA	67725-153		8/1/2016		1,310,001	No	No		
WHITTINGTON HEA	46921-383		2/2/2006	Family	1	No	No		
WHITTINGTON HEA	40068-411		7/22/2003	Family	1	No	No		
WHITTINGTON HEA	40068-384		7/22/2003	Family	1	No	No		
WHITTINGTON HEA	37277-1		12/5/2002	Family	1	No	No		
WHITTINGTON HEA	32471-338		5/12/2002	Family	1	No	No		
CASALE GERARD/E	22850-484		1/22/1993		323,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	931	Porch	2,500	C				
9/15/2016	1127	Redo Kit	35,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
7/20/2017	Measured	DGM	D Mann
7/20/2017	Left Notice	DGM	D Mann
7/20/2017	Permit Visit	DGM	D Mann
3/6/2017	SQ Returned	MM	Mary M
4/29/2009	Entry Denied	372	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16044		Sq. Ft.	Site		0	80.	0.56	1									721,056						721,100	

Total AC/HA:	0.36832	Total SF/SM:	16044	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	721,056	Spl Credit		Total:	721,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02247250
Const Adj.:	1.00989902
Adj $ / SQ:	134.237
Other Features:	105000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	829321
Depreciation:	89567
Depreciated Total:	739754

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

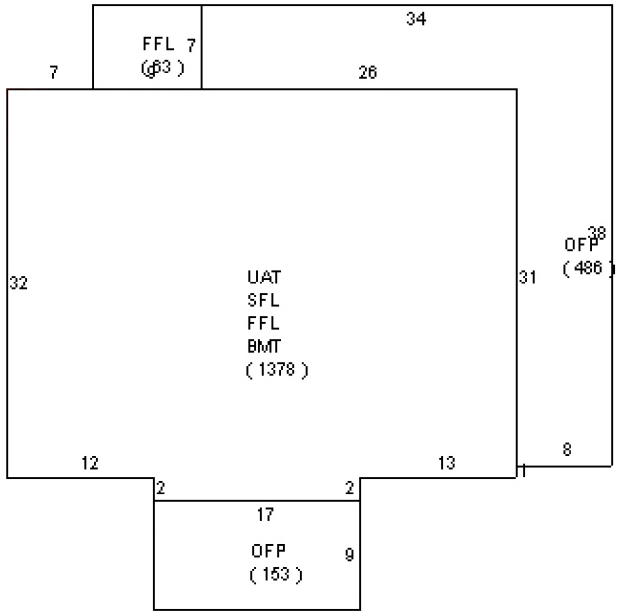
No Unit	RMS	BRS	FL
1	12	6	
Totals			
1	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.54
Special Features:	0	Val/Su Net:	142.79
Final Total:	739800	Val/Su SzAd	262.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,441	134.240	193,436
BMT	Basement	1,378	69.270	95,449
SFL	Second Floor	1,378	134.240	184,979
OFP	Open Porch	639	19.270	12,314
UAT	Upper Attic	345	93.970	32,371
Net Sketched Area:		5,181	Total:	518,549
Size Ad	2819	Gross Area	6214	FinArea 3990

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X20	A	AV	1925	20.43	T	40	101			5,600			5,600
22	Wood Deck	D	Y	1	16X16	A	AV	1989	9.91	T	24	101			1,900			1,900

More:	N	Total Yard Items:	7,500	Total Special Featues:	Total: 7,500